



TOWN OF WEST HARTFORD

RECEIVED

SEP 22 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CT

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD

10 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

Item #3, Oct 2, 2017

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

FOR OFFICE USE ONLY:

File #: 1066

Date Received: 9.22.17

Street Address of Proposed Activity: 23 Winterset Lane

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: \$170 Surcharge Fee: \$60 Affidavit Fee: _____

Applicant's Interest in Property: Homeowner

Brief Description of Proposed Activity: Grinding and removing tree stumps, removing wood and debris, depositing and grading fill and topsoil

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Patrick Nevins
Record Owner's Name

Same
Applicant's Name

23 Winterset Lane
Street

Street

West Hartford CT 06117
City State Zip

City State Zip

203-435-7036
Telephone #

Telephone #

Contact Person:

Same
Name

[Signature]
Applicant's Signature

Street

Signature of Owner/Authorized Agent

City State Zip

Telephone #

dnevins@gmail.com
Email Address

Addendum to Application
for
IWW Permit for a Regulated Activity

Applicant / Homeowner

Patrick Nevins, 23 Winterset Lane, West Hartford, CT 06117

Applicant's Request

Applicant requests approval to conduct certain regulated activities at 23 Winterset Lane. The proposed activities consist of grinding and removing tree stumps, removing wood and debris, and depositing and grading fill and topsoil within a regulated area.

The purpose of the proposed activities is establish a level, grass backyard. Applicant respectfully submits these activities to be NON-SIGNIFICANT.

Description of Property

General

The proposed activities will take place in the backyard of a single-family residence. The nature and location of the activities is depicted in the site plan attached as Exhibit A. The site is approximately 72 ft. by 55 ft. in size. Pictures of the site are also attached as Exhibit B.

Regulated Area

The area is adjacent to a watercourse that runs largely or entirely off-site of the property's western boundary. The area is also depicted as wetlands in the Town of West Hartford's Inland Wetlands Map. The map depicting the wetlands and the watercourse is attached as Exhibit C.

None of the proposed activities will take place on wetlands and no fill or topsoil will be deposited or graded within 25 feet of the watercourse.

Wetlands Review

Applicant engaged a professional soil scientist (Michael Klein of Davison Environmental) to perform an on-site soil survey of the property to assess the location of wetlands on the property. The soil scientist utilized an auger to detect the existence of wetlands in the southwest corner of the property only. A copy of the Wetlands / Watercourses Delineation Report is attached as Exhibit D.

No wetlands were detected in the location of the proposed activities. Limited wetlands were located along the watercourse, which runs largely or entirely off-site of the property's western boundary. The location of the watercourse and wetlands are depicted in the attached report.

Applicant is not requesting a wetlands map amendment at this time.

Description of Proposed Activities

Removal of Tree Stumps and Debris

The proposed activities will consist of cutting and grinding 6 tree stumps on the property. An additional 2-3 smaller stumps will also be removed by excavation. The approximate location of the stumps to be removed are depicted on the attached site plan.

Equipment necessary to grind and remove the stumps and related debris will enter and exit along the southern boundary of the property. There is adequate space for all necessary access.

Deposit and Grade of Fill/Topsoil

Fill and topsoil will be trucked and deposited in the front yard of the property by the road. The fill and topsoil will then be transported by compact loaders to the back of the property via the southern boundary of the property. There is adequate space to transport the fill and topsoil to the backyard. The deposited fill and topsoil will be graded and seeded to establish a level, grass backyard.

No fill or topsoil will be deposited or graded within 25 feet of the watercourse. It is expected between 175-225 cubic yards of topsoil and fill will be used. The fill will not exceed 1.5 feet in depth (see footnote below).

Erosion Controls

A silt fence will be installed along the property's western boundary in accordance with the 2002 Connecticut Guidelines for Erosion and Sediment Control, as amended, to ensure the proposed activities do not disturb the watercourse.

None of the proposed activities will take place on wetlands and no fill or topsoil will be deposited within 25 feet of the watercourse. None of the existing vegetation along the watercourse will be removed.

Additional Information

Related NON-SIGNIFICANT IWWA Determinations

Wetlands are depicted in the Inland Wetlands Map for the backyards of all of the homes located on the western side of Winterset Lane. The watercourse described above also runs along western boundary of these properties. Homeowners have requested and been approved permits to engage in regulated activities determined by the IWWA to be NON-SIGNIFICANT in these areas.

Examples of such approvals include the following (all of which are attached as Exhibit E):

- *23 Winterset Lane – IWW #608*: Approval of the construction of a 2-story, 16 ft. by 20 ft. addition at the rear of the existing home. Unanimously determined by IWWA to be NON-SIGNIFICANT. This is the same property that is the subject of this application.
- *23 Winterset Lane – IWW #575*: Approval of the restoration of a private yard drain system. Activities included regarding, trenching, removal and replacement of existing equipment. Unanimously determined by IWWA to be NON-SIGNIFICANT. This is the same property that is the subject of this application.

- *25 Winterset Lane – IWW #568*: Approval of regrading activities in backyard to create a terraced area to be used seasonally for an ice skating rink. Grading activity was to involve a maximum cut of 1.5 feet and a maximum fill of 1.5 feet.¹ Unanimously determined by IWWA to be NON-SIGNIFICANT. This property is located immediately to the north of the property that is the subject of this application.

Applicant respectfully submits the proposed activities described in this application will have less of an effect on the regulated areas than any of the activities described above – all of which were determined to be NON-SIGNIFICANT by the IWWA.

Abutting Property Owners

The abutting property owners are as follows:

- 25 Winterset Lane: Andrea G. and Adam J. Dixon
- 19 Winterset Lane: Jessica and Patrick Hynes
- 24 Trotwood Drive: Eleanor M. Hellner
- 28 Trotwood Drive: Sharon C. and Frederick F. Dalton

No Additional Activities

Applicant does not contemplate any additional development activities in the location in the next five years.

No Alternative Methods

There are no alternative methods for leveling and grading the backyard other than as proposed in this application.

¹ This applicant indicated above that the fill and topsoil proposed to be deposited in this application will not exceed 1.5 feet in depth. This representation was based on the IWWA's earlier finding for the adjacent property that such a maximum fill depth was NON-SIGNIFICANT. The applicant does not intend for the proposed activities described in this application to result in the same fill depth that was earlier approved for 25 Winterset Lane. It will be less than the 1.5 feet depth approved for that property.

Exhibit A

Site and Work Plan

[attached]



AUG. 16, 1961

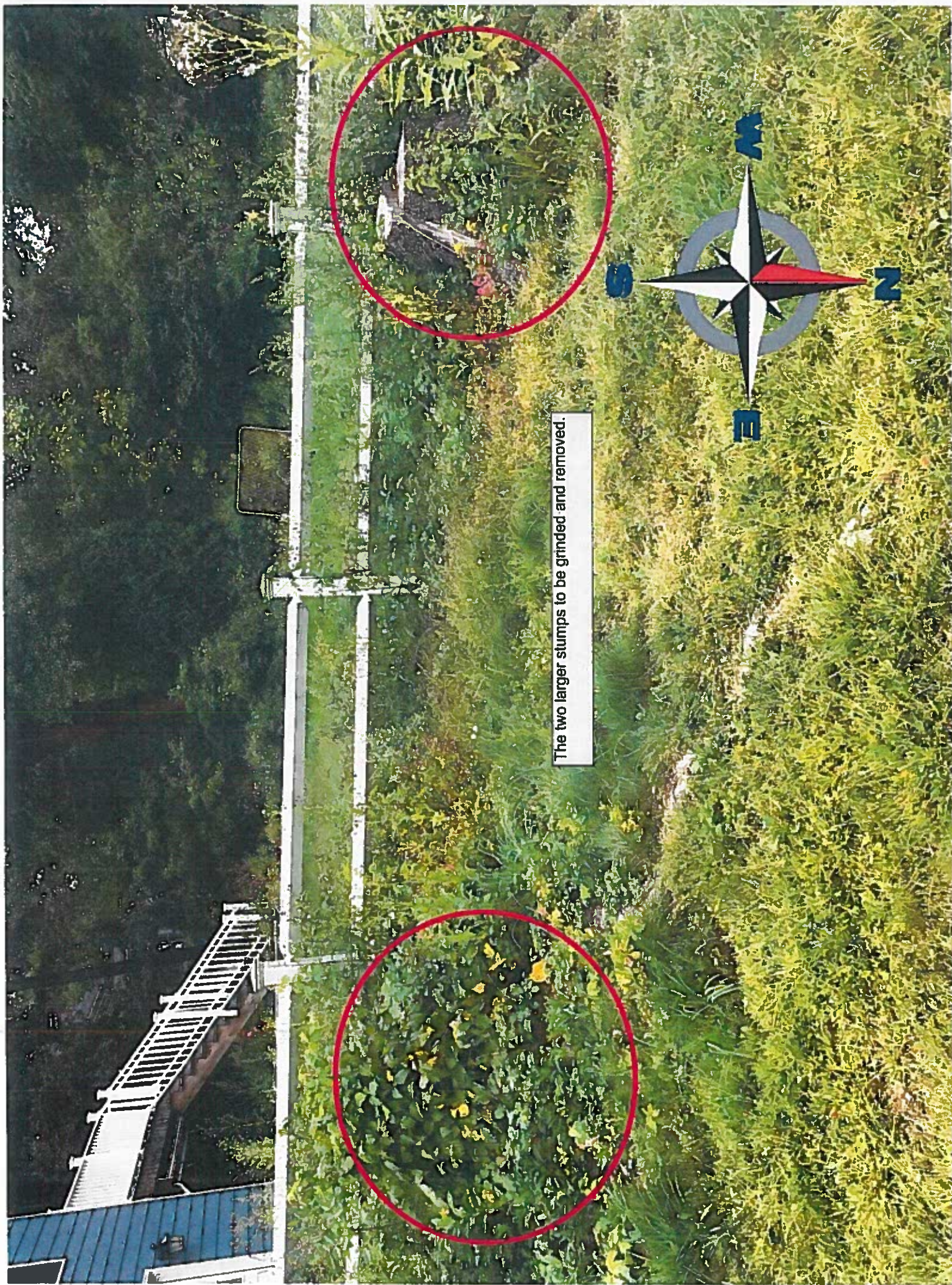
Exhibit B

Pictures of Site Location

[attached]



Access Point for Equipment



The two larger stumps to be grinded and removed.



Location of 4 tree stumps to be grinded
and removed.



Watercourse located a few feet back from silt fence

Approximate location of only remaining presence of wetlands on property

Approximate location of silt fence





Only remaining presence of wetlands on property (in southwest corner) – as marked by soil scientist.



Exhibit C

Town of West Hartford Inland Wetlands Map

[attached]

This map is for informational purposes only. It is not intended to be used for legal or financial purposes. The Town of Hartford is not responsible for any errors or omissions on this map. The map is based on the best available information at the time of its preparation.

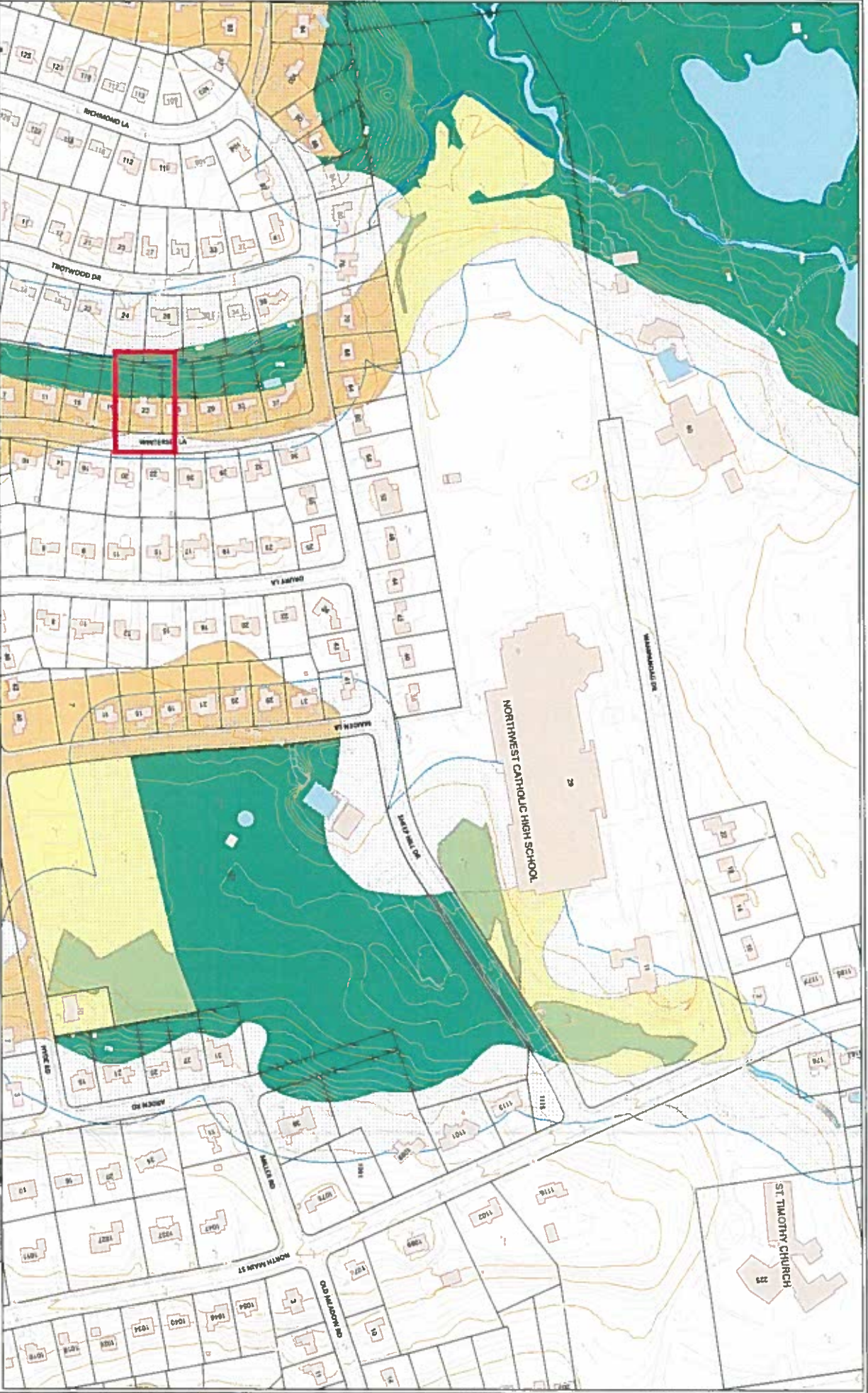
- Water
- Wetlands
- Shaded Relief
- Topography
- Boundaries
- Streets
- Buildings
- Other

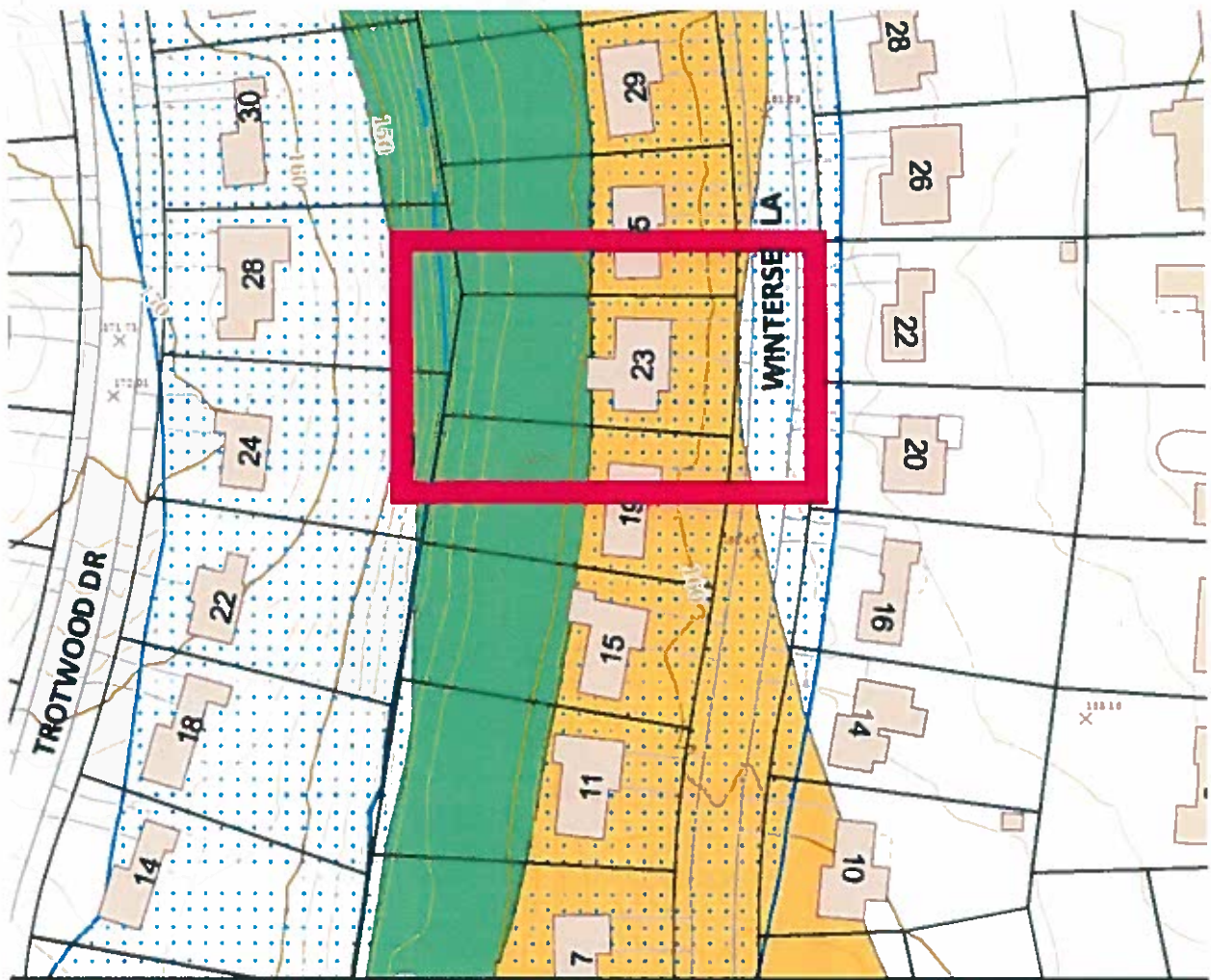


Town of
West Hartford, CT
Inland Wetlands Map



Map No.
E2





- | | | | |
|----------------------|-----------------------|------------|--------------------------|
| Wetlands | Contours (MDC) | Parcels | Driveways & Walkways |
| Added Wetlands | Index Contour | Structures | Road Edge |
| Deleted Wetlands | Intermediate Contour | Building | Hydrography (MDC) |
| Developed Wetlands | Spot Elevation (MDC) | Deck | Swamp |
| 150' Regulated Areas | ROW | Pool | Water |
| Railroad (MDC) | Private Road | Other | Rivers/Streams |

Exhibit D

Wetlands / Watercourses Delineation Report

[attached]



Visual depiction of regrading and elevation at 25 Wintersel Lane (as approved by IWWA #568). See Footnote 1 of Applicant's Addendum.





10 Maple Street
Chester, CT 06412
860-803-0938
www.davisonenvironmental.com

Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

WETLANDS / WATERCOURSES DELINEATION REPORT

Date of Work: 9/9/2017

Client:

Patrick Nevins

Project Location: 23 Winterset Lane, West Hartford, CT

23 Winterset Lane

West Hartford, CT 06117

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

Wetlands and watercourses present on property? Yes ☒ No ☐

Wetlands:

Inland Wetlands ☒

Tidal Wetlands ☐

Watercourses:

Perennial Streams ☐

Intermittent Watercourses ☒

Identification Method:

Auger and Spade ☒

Backhoe Pits ☐

Numbering Sequences:

Wetlands:

1 - 4

Intermittent

Wetland Plant Communities Present:

Forest ☐

Sapling/Shrub ☐

Wet Meadow ☐

Marsh ☐

Field/Lawn ☒

Definitions and methodology for identification of state regulated wetlands & watercourses

Wetlands and watercourses are regulated in the State of Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the National Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15). Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16). Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following" (includes plant list) section 22a-29(2).

WETLAND SOIL TYPES

Wetland soils consist of Aquents. The Aquents map is a miscellaneous land type used to denote man-made or man-disturbed areas that are wet. These soils have an aquic soil moisture regime and can be expected to support hydrophytic vegetation. Typically, these soils occur in places where less than 2 feet of earthen material have been placed over poorly or very poorly drained soils; areas where the natural soils have been mixed so that the natural soil layers are not identifiable; or where the soil materials have been excavated to the watertable.

NON-WETLAND SOILS

The non-wetland soils were not examined in detail, except as was necessary to determine the wetland boundary. The Udorthents-Urban Land complex contains two miscellaneous land types that are present on the landscape in a complex pattern that is not practical or necessary to separate. Udorthents is used to denote moderately well to excessively-drained earthen material which has been so disturbed by cutting, filling, or grading, that the original soil profile can no longer be discerned. Urban Land is used to denote areas that are primarily buildings, roads, parking lots and landscaping.

NOTES:

The watercourse appears to be largely or entirely off-site to the west.

Respectfully submitted,



Michael S. Klein
Certified Professional Wetland Scientist
Registered Soil Scientist

WETLAND FLAGGING SKETCH
23 WINTERSET LANE
WEST HARTFORD, CT
9.9.2017

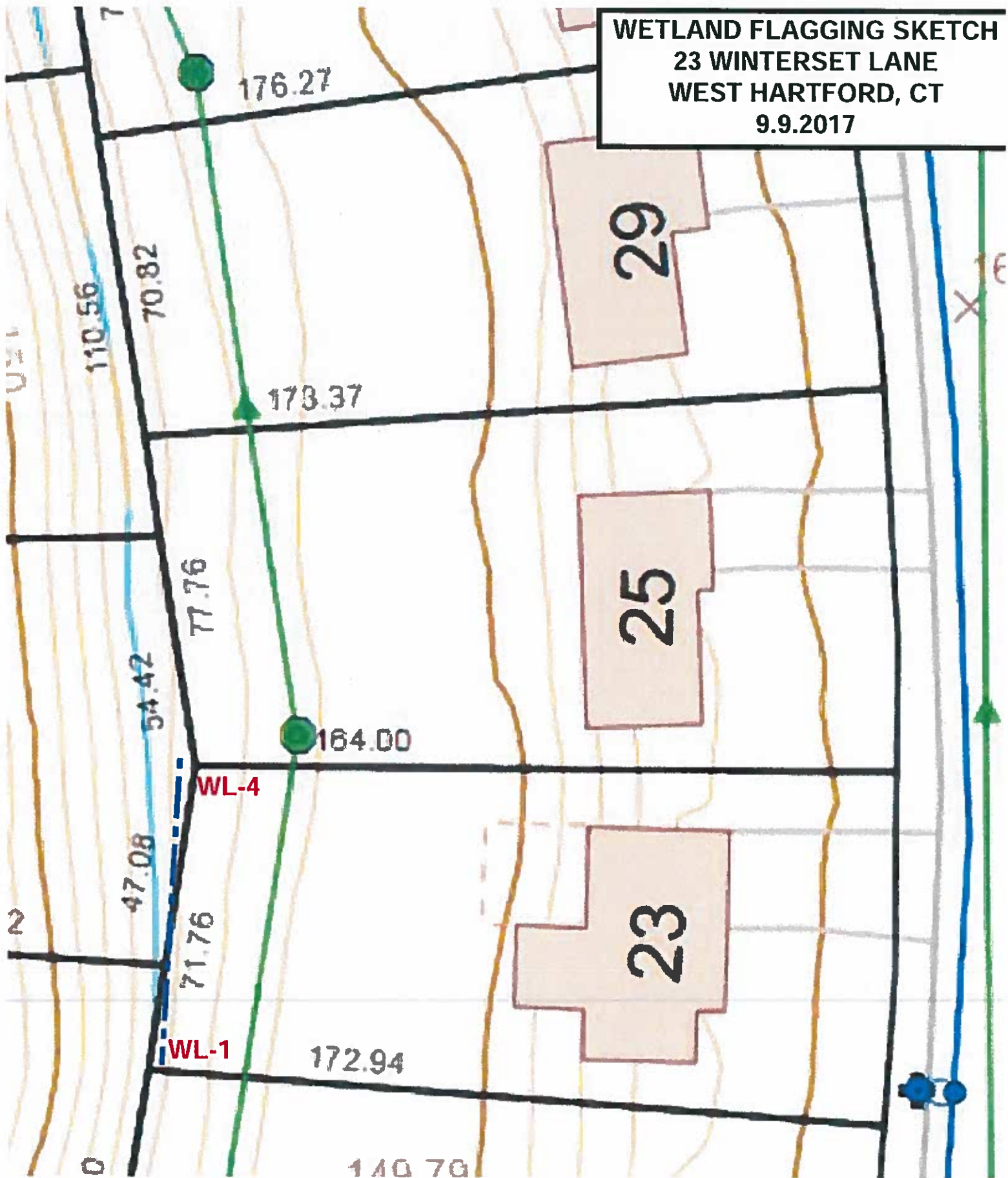


Exhibit E

Related NON-SIGNIFICANT IWWA Determinations

[*attached*]

INLAND WETLAND AND
WATERCOURSES
AGENCY
CERTIFIED MAIL

December 8, 1998

Mark Lindquist
14 Willow Lane
New Hartford, CT 06057

SUBJECT: 23 Winterset Lane -- IWW #608

Dear Mr. Lindquist:


At its regular meeting of December 7, 1998 the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetland and Watercourses Agency, gave consideration to the following item:

23 Winterset Lane – Application (IWW #608) of Dr. and Mrs. Tom Hall, R.O., (Mark Lindquist, applicant) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetlands and watercourse area (Hall High Brook). The applicant is requesting approval of a two (2) story addition approximately 16 x 20 feet located at the rear of an existing home. The site is a "Developed Wetland". The proposed addition will be approximately 60 feet from Hall High Brook. (Submitted for IWWA receipt on December 7, 1998. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote** (Motion/Stephenson; Second/Ferguson) (Ferguson seated for Homelson; Burke seated for Johnson; Stephenson seated for Kappes) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

Very truly yours,


Donald R. Foster
Town Planner

C: Ronald Van Winkle, Director of Community Services
Norma Cronin, Town Clerk
CEC Chairman
Building Division
Subject IWW File

23Winterset



TOWN OF WEST HARTFORD TOWN HALL COMMON
WEST HARTFORD, CONNECTICUT 06107
(203) 523-3123 FAX: (203) 523-3200

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INLAND WETLAND AND
WATERCOURSES
AGENCY
CERTIFIED MAIL

April 13, 1998

Mark Lindquist
14 Willow Lane
New Hartford, CT 06057

SUBJECT: 23 Winterset Lane - IWW #575

Dear Mr. Lindquist:

At its regular meeting of April 6, 1998 the West Hartford Town Plan and Zoning Commission, also acting as the Inland Wetlands Agency gave consideration to the following item:

23 Winterset Lane - Application (IWW #575) of Dr. Tom Hill, R.O. (Mark Lindquist, Viking Woodwork, applicant) requesting Inland Wetland and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to restore an existing private yard drain system by removing and replacing an existing 4 inch pipe with a 6 inch pipe. Related grading, trenching, removal and replacement of existing improvements is proposed per the plans on file. (Submitted for IWWA receipt on April 6, 1998. Determined to be nonsignificant.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWW acted by **majority vote** (Motion/Johnson; Second/Ferguson) (Ferguson seated for Kearns) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD TOWN HALL COMMON
WEST HARTFORD, CONNECTICUT 06107
(203) 523-3123 FAX: (203) 523-3200

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Page 2

If you have any questions, please feel free to contact the Planning Staff at 523-3123.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Donald R. Foster", with a stylized flourish at the end.

Donald R. Foster
Town Planner

C: Ronald Van Winkle, Director of Community Services
 Michael McGoldrick, Corporation Counsel
 Norma Cronin, Town Clerk
 William Farrell, Town Engineer
 Building Division
 Subject File

23WINTER:

INLAND WETLAND AND
WATERCOURSES
AGENCY

January 8, 1998

Carmine Giuliano
25 Winterset Lane
West Hartford, CT 06117

SUBJECT: 25 Winterset Lane - IWW #568

Dear Mr. Giuliano:

At its regular meeting of January 5, 1998 the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetland and Watercourses Agency, gave consideration to the following item:

25 Winterset Lane - Application (IWW #568) of Carmine Giuliano, R.O. requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an impact on a wetland and watercourse area. (Hall High Brook) The applicant is proposing to regrade his rear yard area to create a terraced area to be used seasonally for an ice skating rink. The grading activity will involve a maximum cut of 1.5 feet and a maximum fill of 1.5 feet. Cuts and fills will be balanced on the site. (Submitted for IWWA receipt on January 5, 1998. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote** (Motion/Kearns; Second/Homelson) (Ferguson seated for Dragat) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

Very truly yours,



Donald R. Foster
Town Planner

C: Ronald Van Winkle, Director of Community Services
Norma Cronin, Town Clerk
CEC Chairman
Building Division
Subject IWW File

25WINTER:



TOWN OF WEST HARTFORD TOWN HALL COMMON
WEST HARTFORD, CONNECTICUT 06107
(203) 523-3123 FAX: (203) 523-3200

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www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
2. ACTION TAKEN (enter one code letter): _____
3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): West Hartford
Does this project cross municipal boundaries (check one)? Yes _____ No X
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
6. LOCATION (see directions for website information): USGS Quad Map Name: _____ or Quad Number: _____
Subregional Drainage Basin Number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Patrick Nevins
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 23 Winterset Lane
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent _____
Description: Remove tree stumps, wood & debris; deposit and grade fill
9. ACTIVITY PURPOSE CODE (enter one code letter): _____
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): _____, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: _____ acres Open Water Body: _____ acres Stream: _____ linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): _____ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): _____ acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO